

005.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,023,400 / 1,023,400

USE VALUE: 1,023,400 / 1,023,400

ASSESSED: 1,023,400 / 1,023,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
59-61		CHANDLER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALTERIO CAROLINE	
Owner 2: PALESTER JOHN	
Owner 3:	
Street 1: 61 CHANDLER STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: ALTERIO CAROLINE -	
Owner 2: PALESTER JOHN -	
Street 1: 61 CHANDLER STREET	
Twn/City: ARLINGTON	
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .148 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3112 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6450	Sq. Ft.	Site			0	80.	0.95	1									490,799						490,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					Entered Lot Size				4827	
105	6450.000	527,500	5,100	490,800	1,023,400					Total Land:				GIS Ref	
										Land Unit Type:				GIS Ref	
										10/14/17				Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	105	FV	527,500	5100	6,450.	490,800	1,023,400		Year end	12/23/2021			
2021	105	FV	504,700	5100	6,450.	490,800	1,000,600		Year End Roll	12/10/2020			
2020	105	FV	504,900	5100	6,450.	490,800	1,000,800		Year End Roll	12/18/2019			
2019	105	FV	390,600	5100	6,450.	521,500	917,200	917,200	Year End Roll		1/3/2019		
2018	105	FV	390,600	5100	6,450.	380,400	776,100	776,100	Year End Roll		12/20/2017		
2017	105	FV	367,800	5100	6,450.	331,300	704,200	704,200	Year End Roll		1/3/2017		
2016	105	FV	367,800	5100	6,450.	282,200	655,100	655,100	Year End		1/4/2016		
2015	105	FV	330,300	5100	6,450.	276,100	611,500	611,500	Year End Roll		12/11/2014		

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	Date	Result	By	Name
ALTERIO BRIAN	30842-491		11/8/1999	Family		No	No			10/14/2017	MEAS&NOTICE	HS	Hanne S	12/29/21	18:37:29		
PALESTER JOHN	23896-180		11/15/1993			No	No	F		4/9/2009	Meas/Inspect	163	PATRIOT	3/27/2000	Inspected	263	PATRIOT

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
7/13/2017	837	New Wind	12,463	C						10/14/2017	MEAS&NOTICE	HS	Hanne S				
12/13/2010	2404	Re-Roof	8,800							4/9/2009	Meas/Inspect	163	PATRIOT				
5/6/2009	309	New Wind	6,783							3/27/2000	Inspected	263	PATRIOT				
										9/20/1999	Mailer Sent						
										9/20/1999	Measured	197	PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA									

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	3 Total: 3
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating: Average	IN-LAW IN HST.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 15	BRs: 5	Baths: 3 HB

OTHER FEATURES

Kits:	2	Rating: Average
A Kits:	1	Rating: Fair
Fpl:	2	Rating: Average

WSFlue:	Rating:
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

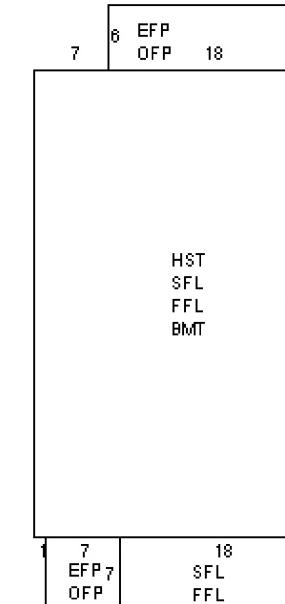
Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31%	

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	0.98740357
Const Adj.:	0.97029907
Adj \$ / SQ:	172.454
Other Features:	157750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764516
Depreciation:	237000
Depreciated Total:	527516
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	527500
Before Depr:	172.45
Val/Su Net:	115.43
Val/Su SzAd	169.51

COMMENTS

IN-LAW IN HST.

SKETCH**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

PARCEL ID

005.0-0002-0009.0

More: N

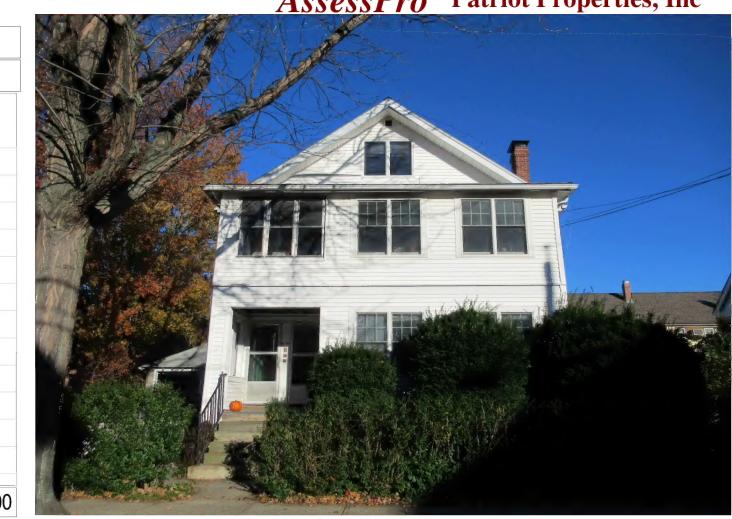
Total Yard Items: 5,100

Total Special Features:

Total: 5,100

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,270	172.450	219,016						
SFL	Second Floor	1,270	172.450	219,016						
BMT	Basement	1,144	51.740	59,186						
HST	Half Story	572	172.450	98,644						
EFP	Enclos Porch	157	43.240	6,789						
OFFP	Open Porch	157	26.210	4,115						
	Net Sketched Area:	4,570		606,766						
	Size Ad	3112	Gross Area	5142	FinArea	3112				

IMAGE**AssessPro Patriot Properties, Inc**